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AK 7479PG286

**NO TRANSFER
TAX PAID**

QUITCLAIM DEED WITH COVENANT

021497

The **City of Waterville**, a municipal corporation organized and existing under the laws of the State of Maine and located at Waterville, County of Kennebec, State of Maine, and whose mailing address is One Common Street, Waterville, ME 04901, for consideration paid, GRANTS to **Waterville Area Habitat for Humanity**, a nonprofit organization located in Waterville, County of Kennebec, State of Maine, and whose mailing address is PO Box 1972, Waterville, ME 04903-1972, WITH QUITCLAIM COVENANT, a certain lot or parcel of land situated at the corner of High Street and Drummond Avenue, in the City of Waterville, County of Kennebec, State of Maine, and being more particularly bounded and described as follows:

Beginning at a steel pin situated on or near the northerly sideline of High Street. Said pin marking the westerly corner of land conveyed by Gertrude E. Whitten to Russell L. Delisle by deed dated August 31, 1948, and recorded in the Kennebec County Registry of Deeds in Book 878, Page 431. Thence on a 1985 magnetic bearing of North fifty-nine degrees thirty-one minutes West (N 59° 31' W) along the northeasterly sideline of High Street for One hundred one and nine tenths feet (101.9') to a steel pin. Thence continuing on the same course to the easterly sideline of Drummond Avenue. Thence northeasterly along the sideline of Drummond Avenue to a point. Thence South sixty-six degrees eighteen minutes East (S 66° 18' E) to a steel pin. The bearing and distance between the two last mentioned steel pins is North twenty-seven degrees twenty-four minutes East (N 27° 24' E) for One hundred twenty-seven and three tenths feet (127.3'). Thence South sixty-six degrees eighteen minutes East (S 66° 18' E) along land retained by Lewis L. Levine from land conveyed to Lewis L. Levine by Evelyn R. Levine by deed dated June 15, 1933, and recorded in the Kennebec County Registry of Deeds in Book 693, Page 213, for Forty-one and four tenths feet (41.4') to a steel pin. Thence South fifty-nine degrees thirty-one minutes East (S 59° 31' E) along land conveyed to Artley Company by Arthur B. Levine by deed dated January 2, 1956, and recorded in the Kennebec County Registry of Deeds in Book 1028, Page 301, for Sixty-six and zero tenths feet (66.0') to a steel pin. Thence South twenty-nine degrees forty-six minutes West (S 29° 46' W) along land devised to Elizabeth Mingo by William Mingo April 24, 1967, an abstract of which is recorded in the Kennebec County Registry of Deeds in Book 1441, Page 544, and along land of Russell L. Delisle for One hundred thirty-two and zero tenths feet (132.0') to the point of beginning.

The above-described parcel contains approximately 13,260 square feet, more or less, and is the same premises conveyed to Lewis L. Levine by Rachel Levine by deed recorded in the Kennebec County Registry of Deeds in Book 712, Page 196, and a portion of the premises conveyed to Lewis L. Levine by Evelyn R. Levine by deed dated June 15, 1933, and recorded in the Kennebec County Registry of Deeds in Book 693, Page 213. Bearings and distances used in this description are based upon a survey performed by Row and Ellis in January 1985.

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Meaning and intending to convey, and hereby conveying, the same premises as conveyed by Lewis L. Levine to the City of Waterville, by Warranty Deed dated May 14, 1985, and recorded on June 6, 1985, in Kennebec County Registry of Deeds, Book 2809, Page 113.

EXCEPTING from the above described premises that portion of the premises previously conveyed by Quitclaim Deed from City of Waterville to Edward and Carmen Jurdak, Jr., dated September 17, 1987, recorded on September 21, 1987, in Kennebec County Registry of Deeds, Book 3234, Page 19.

FURTHER EXCEPTING from the above described premises that portion of the premises previously conveyed by Quitclaim Deed from City of Waterville to Russell L. and Pauline M. Delisle dated December 8, 1987, recorded on December 10, 1987, in Kennebec County Registry of Deeds, Book 3279, Page 158.

This conveyance is made upon the express condition that a home is to be built upon said premises and a certificate of occupancy issued within twelve (12) months of the date hereof or title to said property shall revert back to the City of Waterville. Extinguishment of the reverter clause, or reversion to the City of Waterville, will be effected by a recorded affidavit from the Code Enforcement Officer of the City of Waterville.

The City of Waterville hereby releases all rights in the premises hereby conveyed, subject to the above express condition.

The City of Waterville has caused this instrument to be signed in its corporate name by Nelson Madore, its Mayor, duly authorized, this 27th day of June 2003.

Signed, Sealed and Delivered
in presence of:

CITY OF WATERVILLE

Bobbie Volery

By: Nelson Madore
Nelson Madore
Its: Mayor

STATE OF MAINE
COUNTY OF KENNEBEC

June 27, 2003

Then personally appeared the above-named Nelson Madore, as Mayor of the City of Waterville, and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of said corporation.

Before me,

RECEIVED KENNEBEC SS.

2003 JUN 27 PM 12:30

Tracey K. Steuber
Notary Public, State of Maine

TRACEY K. STEUBER
Notary Public, Maine
My Commission Expires January 30, 2010



WITNESSES: Bobbie Volery
REGISTER OF DEEDS